



Albert House First Floor Office

1 Albert Street, Loughborough, LE11 2DW

First Floor Office with outside space.

Rent £1900 per month including Heating, Lighting and Services.

744 sq ft
(69.12 sq m)

- 744 Sq Ft First Floor open plan Office
- Radiator heating
- Floor to ceiling windows overlooking the Terrace
- Herringbone pattern wood Flooring
- Fitted wall unit display along one entire wall
- Shared Kitchen and WC facilities on the FF

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Summary

Available Size	744 sq ft
Rent	£1,900 per month
Business Rates	To be reassessed when rented separately. Likely to meet the Small Business rates 100% relief criterion
Service Charge	Service and Utilities included in the rent
Car Parking	There is no parking with the property
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (51)

Description

The office is on the First Floor within a modernised 3 storey building with the ground floor dedicated to events and the remainder occupied by office users. The commercial Kitchen within the events space can be used by the office if available and there is a Kitchenette on the First Floor for day to day requirements.

The space is approximately 36' x 20' and there are 4 floor to ceiling windows providing ample light. The space is well presented with a herringbone woodblock flooring and the wall opposite the windows is fitted with display shelves and space. There is outside space on the balcony (shared with other office users) which enjoys the afternoon sun.

The landlord occupies the remainder of the buildings for their own office use and are looking for a user that will compliment them and therefore the space would not be suitable for gym's, fitness classes, church meetings etc where a high footfall of public would be required or noise generated.

Location

Situated on the corner of Albert Street and Royland Road, just a short distance from the Town Centre. All major shopping outlets are within Loughborough Town centre including food and service outlets.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Open Plan Office	744	69.12	£1,900 /month	Available
Total	744	69.12		

Viewings

Viewing is strictly by appointment through the Sole Agents 01664 431330 or Email to Office@pandfcommercial.com



Viewing & Further Information

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